

Before the Board of Zoning Adjustment, D. C.

Application No. 11636, of Thomas F. Hillyard, pursuant to Section 8207.1 of the Zoning Regulations for variances from the lot occupancy and rear yard requirements of Section 3301.1 and 3304.1 of the regulations as provided by Section 8207.11 of the regulations in the R-4 District located at 231 6th Street, S. E., Lot 32, Square 843.

ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Mr. Harps not present, not voting).

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The Board finds that the applicant requests the subject rear yard and lot occupancy variance in order to construct a two-story addition.
2. The Board finds that the proposed addition is needed by the applicant for adequate kitchen space on the first floor of the existing dwellings on the subject property.
3. The Board finds that the existing dwelling is used as a two-family flat, and is a three-story house including basement.
4. The Board finds that a kitchen exists in the basement of the house which is rented as one flat and that the applicants propose to put a kitchen on the first floor to serve the living quarters of the applicant.
5. The Board finds that the proposed addition would create 100% lot occupancy on the subject property if this Board approves the necessary 458 square feet variance.
6. The Board finds that the rear yard requirements in the R-4 District is 20 feet.

7. The Board finds, that the proposed addition, if approved, would be constructed so that the existing dwelling would abut the property on the north side of the subject property.

8. No opposition was registered at the public hearing.

9. The Board finds that the Capitol Hill Restoration Society supports the subject application, and that residents of the neighborhood of the applicant who would be most affected by the proposed addition support the applicant's proposal.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the applicant has proved the existence of a practical difficulty and that strict application of the Zoning Regulations would deny the applicant the beneficial use of his property which is zoned R-4, which allows conversions to a flat as a matter of right. The proposed addition would allow the applicant to provide kitchen space for a second flat on the subject property and in light of the facts, which indicate support of these requested variances, the Board concludes that the granting of this variance will not be detrimental to the public good or impair the purpose and intent of the Zoning Regulations.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: 7/30/74

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.